



## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339 ■ from S. Whidbey (360) 321-5111, Ext. 7339 FAX: (360) 679-7306 ■ 1 NE 6<sup>th</sup> Street, P. O. Box 5000, Coupeville, WA 98239-5000  
Internet Home Page: <http://www.islandcounty.net/planning/>

This Plan Review Legend has been developed and is being used by Island County Planning & Community Development effective July 1, 2013, in an effort to standardize common corrections and speed review of your application. If you have any questions please contact the Plans Examiner who completed your review. We are also interested in any comments you have to improve this Legend.

### Plan Review Legend – 2012 International Residential Code

Ref. #	Code	Subject
--------	------	---------

#### **1. GENERAL:**

1.1	R302.5.1	Door to be 1-3/8" thick solid wood or 20-minute fire-rated or approved alternative, w/ self closing device.
1.2	R302.7	Enclosed accessible space under stairs to be protected with 1/2-inch gypsum board.
1.3	R302.11	Fire blocking in concealed locations. See entire code section for all locations.
1.4	R303.7	Stairway lighting: switch at top & bottom, 1 Ft. candle at floor/treads.
1.5	R305.1 Except. 2	Ceiling height at bathrooms 6ft 8inch minimum at the front clearance area. In tubs or showers provide 6ft 8inch minimum at 30inch by 30inch area at showerhead.
1.6	R308.4	Safety glass (Temp.) See entire code section for all locations.
1.7	R309.1	Garage slab to slope toward Garage door.
1.8	R310	Escape & rescue opening to be min. 24" high, min. 20" wide, min. 5.7 sq ft and max. 44" from sill to finished floor. Must meet all four requirements.
1.9	R311.7	Stairways: 36" min. wide, 6'8" min. headroom at all parts of stairway & landings.
1.10	R311.7.5	Risers 7 3/4" Max, Runs 10" Min (nosing to nosing), cannot vary more the 3/8" from smallest to largest (R311.7.4.3 for nosing configuration requirements).
1.11	R311.7.8	Handrails per IRC – 34" to 38" in height, continuous. (R311.7.7.3 grip size requirements).
1.12	R311.7.5.2.1	Winders: Minimum tread of 6" on winders at any point, with minimum tread of 10" @ 12" away, not to vary more than 3/8" from the largest to the 6 smallest. See Code.
1.13	R312	Guards per IRC – 36" height min, so that a 4" sphere cannot pass thru.
1.14	R314	Smoke Detector – hardwired and inter-connected with battery back up.
1.15	R315	Carbon Monoxide Alarms – outside each sleeping area in immediate vicinity of bedrooms.
1.16	R317.1	PT wood or naturally resist decay when exposed to weather, grade or concrete (typical).
1.17	R317.1	Clearance from exposed earth to untreated wood plate is 8" and 6" to untreated siding, typ.
1.18	R317.3.1	Fasteners for PT wood to be hot dip galvanized, stainless steel, silicone bronze or copper.

#### **2. FOUNDATIONS:**

2.1	R401.3	Exterior grade to slope away from building 6" in 10' or design drainage.
2.2	R402.2	3,000 lbs. concrete at slabs and weather exposed concrete.
2.3	R403.1.3	#4 vert. rebar @ 48" o.c. with standard hook tied into footing and min 14" into stem wall.
2.4	R404.1.2.2	Foundation walls retaining more than 4' feet require grade 60 minimum reinforcement and laterally supported at top and bottom.
2.5	R405.2.2	6-mil polyethylene vapor retarder in crawl space.
2.6	R408.1	Foundation vents within 3' of corner, with net clear area of 1sf/300sf of crawl space.(State Amend.)
2.7	R408.4	Crawl access min 18x24. Insulate and weather strip when in house. WSEC 502.4.3

#### **3. FLOORS:**

3.1	R502.7/802.8	Floor joists, ceiling joist and rafters to be blocked at bearing points.
-----	--------------	--

# Plan Review Legend

Ref. #	Code	Subject
3.2	R507.2.3	Where decks are supported by attachment to an exterior wall, they shall be positively anchored to the primary structure with 1500# hold down capacity and designed for vertical and lateral loads.
3.3	R501.3	Floor assemblies, not required else where in this code, shall be provided with 1/2 inch GWB or 5/8 inch wood structural panel, or equivalent, on the underside of the floor framing members.
<b>4. WALLS:</b>		
4.1	R602.11.1	Anchor bolt washers (3"x3"x1/4" sq. ) hot dipped galvanized if w/ P.T. wood .
4.2	R602.10.8.2	Provide connection between top of BWP and roof sheathing.
4.3	ICC 17.03.180S	Eaves 18" maximum into setback area. (Per IRC Table R302.1 (1) 1-hour fire resistant construction on the underside if in 5' foot setback area).
4.4	R703.7	Veneer to meet Chapter 7 of the IRC.
4.5	R703.8	Flashing per R703.8. (windows, doors, chimneys, deck ledgers).
<b>5. ROOFS:</b>		
5.1	R802.10.1	Truss engineering specifications onsite for framing inspection.
5.2	R802.11	Trusses to have uplift connection per Table R802.11
5.3	R806	Roof ventilation per IRC.
5.4	R807	Insulate and weather strip 22" X 30" attic access. WSEC 502.4.3
5.5	R905.2.7	2 layers 15 lbs. felt on 2:12-4:12 roof pitch.
5.6	R905.2.8.5	A drip edge shall be provided at eaves and gables of asphalt shingles roofs.
<b>6. PLUMBING AND MECHANICAL:</b>		
6.1	UPC 408.9	Shower head should not discharge at entrance.
6.2	UPC 807.4	Air gap at dishwasher.
6.3	UPC 909	Island sink venting to meet UPC 909.
6.4	Various Codes	Inserts, Stoves, Fireplaces: listed appliances installed per manufacturers specifications, combustion air or direct vent, glass or metal doors.
6.5	Various code sections.	Hot Water Tank (UPC 608.3-6 Pressure Relief Valve to outside, UPC 508.4 Water Tight Plumb Pan to outside, WSEC Table 5-12 Insulate all supply lines in unconditioned space, M1307.3 18" from ignition source to finished floor in garages, UPC 508.2 Seismic straps at upper and lower 1/3's of tank, IMC 703.1 & UPC 507 Combustion air for gas, propane and non-direct vents.)
6.6	IRC Appendix G	Hot Tub – barrier per Appendix G or safety cover which complies with ASTM F1376
6.7	M 1307.3.1	Bollard (2,000 lbs. load) for mechanical or plumbing equipment. Design IBC 1607.7.3
6.8	M 2427.10.2.2	Vent connectors in unconditioned spaces shall be Type B or Type L or listed with equivalent insulation G.
<b>7. ENERGY &amp; VENTILATION:</b>		
7.1	WSEC R403.2	Duct insulation R-8. Ducts, air handlers, and filter boxes must be sealed. Duct testing required.
7.2	WSEC R403.2.2 & M1601.4	Joints, seams and connections in ductwork to be securely fastened and sealed with welds, gaskets, mastics, mastic-plus-embedded-fabric systems or tapes.
7.3	M1507.4	50cfm minimum bathroom, 100cfm minimum kitchens, vented to the outside (Table M1507.4)
7.4	M1507.3.4.1	Whole house fan (prescriptive sizing per Table M1507.3.3 (1)).
7.5	M1507.3.4.4	Individual outdoor air inlets in each habitable room, 4-inch net free area.
7.6	WSEC R402.4.1.2	Provide a blower door test. Requirements: tested and verified as having an air leakage rate of 5 air changes per hour or less. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 pascals). Provide the completed passing test result certificate to the Building Department.
7.7	WSEC R402.4.1.2	Provide duct leakage testing. Provide signed affidavit to the Building Department.
7.8	WSEC 403.1	Provide at least one programmable thermostat for the primary space conditioning system and one programmable thermostat for each additional system.